

GREENWOOD COMMON COUNCIL

ORDINANCE NO. 17-41

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY
REFERENCE IN ZONING ORDINANCE NO. 82-1 (Proposed Rezoning of Approximately
43.5 Acres Located on the South Side of W. Stones Crossing Road Approximately 1,675
Feet East of Stones Crossing Road Intersection with State Road 135)**

WHEREAS, the Greenwood Advisory Plan Commission (“Commission”) conducted a public hearing on the petition for the rezoning of approximately 43.5 acres located on the south side of W. Stones Crossing Road approximately 1,675 feet east of the intersection of Stones Crossing Road with State Road 135 within the City of Greenwood, from the current zoning of AG - Agricultural use to C-2-Commercial-Tourist use to provide for continuation of the adjacent developing commercial area;

WHEREAS, the Commission requested, and the Owner agreed to, the following commitments regarding the development of said real estate:

1. The following uses, though permitted in the C-2 Zoning District, shall be prohibited:

- a. Mobile Home Parks
- b. Churches
- c. Temporary Seasonal Retail uses
- d. Roadside Produce Stand
- e. Construction Contractors
- f. Automobile, truck, agricultural implement, boat, and recreational vehicle sales
- g. Gasoline Service Stations
- h. Automobile, truck, agricultural implement, boat, and recreational vehicle service and repair
- i. Public Warehouses (Self-storage facilities)

2. Outdoor storage and/or display shall be prohibited.

3. Future development shall comply with the following design standards in addition to the development standards of the C-2 District and shall require Overlay Committee approval as part of a commercial site plan approval:

Building Design Standards

a. Architectural Design Requirements

- i. Exterior metal walls shall be prohibited on all buildings erected, constructed, altered repaired or used which abut or are adjacent to Corridor Streets.
- ii. Building facades may be constructed from masonry or glass, as defined below, or other materials or products which provide the same desired stability and quality, such as composite stone, plaster, or Dryvit. Products other than those listed must be approved by the Plan Commission or its duly appointed or designated representative.

(A)Masonry Construction: Includes all masonry construction which is composed of solid, cavity, faced, or veneered-wall construction, unless otherwise approved by the Plan Commission or its duly appointed or designated representative.

(1) Stone material used for masonry construction may consist of granite, sandstone, slate, limestone, marble or other hard or durable all-weather stone. Ashlar, cut stone, and dimensioned stone construction techniques are acceptable.

(2) Brick material used for masonry construction shall be composed of hard fired (Kiln-fired) all-weather standard size brick or other all-weather facing brick.

(3) Concrete finish or precast panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sand blasted, or other concrete finish as approved by the Plan Commission or its duly appointed or designated representative.

(B) Glass Walls: Includes glass curtain walls or glass block construction. A glass curtain wall shall be defined as an exterior wall which carries no floor or roof loads, and which may consist of a combination of metal, glass and other surfacing materials supported in a metal framework.

- iii. The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Standing-seam metal roofs shall be permitted. An exposed roof shall be defined as that portion of a roof visible from ground level of the corridor or any adjacent public thoroughfare or residentially zoned or used area.
- iv. Roof mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- v. All building mechanical and electrical equipment located adjacent to the building and visible from a public thoroughfare or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as an integral element of the building's appearance.
- vi. The exposed walls and roofs of buildings shall be maintained in a clean, orderly, and attractive condition, free of cracks, dents, punches, breakage, and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished, repainted or replaced.
- vii. Loading berths and exterior work areas shall be screened from view from public ways. Screening shall be accomplished by use of walls, fencing, planting, or combinations of these, and shall be equally effective in winter and summer.

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation (9-0)** regarding said change in the zone map and certified the same to the Greenwood Common Council;

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter; and

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Official Zoning Map referred to in Article 1, Section 1, of Ordinance No. 82-1, as amended, is amended to rezone the real estate described in Exhibit A and shown in Exhibit B, attached hereto and incorporated herein by reference, from AG- Agricultural use to C-2 Commercial-Tourist use.

Section 2. The real estate shall be developed and used in conformance with the commitments set forth in the second “Whereas clause” above.


Section 3. The Greenwood Plan Commission is hereby authorized to make the above described change to the official zoning map of the City of Greenwood.

Section 4. This Ordinance shall have no effect as to changing any other provision of Ordinance No. 82-1, as amended, other than the Official Zoning Map referred to in Article 1, Section 1, of said Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

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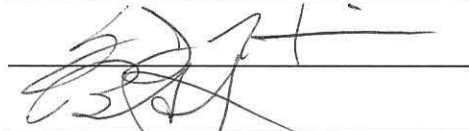
Passed by the Common Council of the City of Greenwood, Indiana, this 21st day of August, 2017.


Michael Campbell, President
Greenwood Common Council

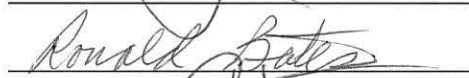
FOR:


Linda S. Gibson

Linda S. Gibson


Ezra J. Hill

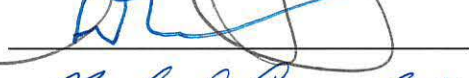
Ezra J. Hill


Bruce Armstrong

Bruce Armstrong


Ronald Bates

Ronald Bates


J. David Hopper

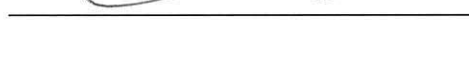
J. David Hopper


David Lekse

David Lekse


Michael Campbell

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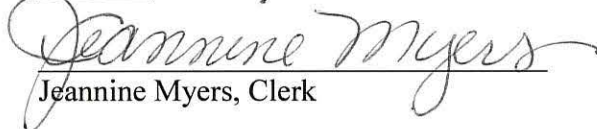

Brent Corey

Brent Corey

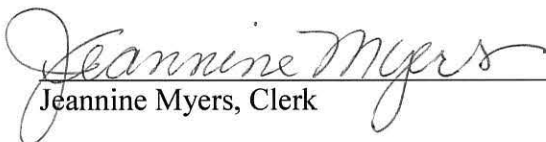

Charles Landon

Charles Landon

ATTEST:


Jeannine Myers, Clerk

The foregoing within and attached Ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 21st day of August, 2017, is presented by me this 22nd day of August, 2017, at 10:30 O'Clock A.M., to the Mayor of the City of Greenwood, Indiana.


Jeannine Myers, Clerk

The foregoing within and attached Ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 21st day of August, 2017, is signed and approved by me this 22nd day of August, 2017, at 2:00 O'Clock P.M.

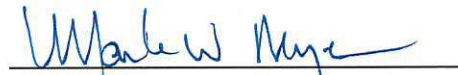

MARK W. MYERS, Mayor of
the City of Greenwood, Indiana

EXHIBIT "A"

REZONE EXHIBIT

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 3 EAST, WHITE RIVER TOWNSHIP, JOHNSON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE SOUTH 89 DEGREES 37 MINUTES 43 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1687.42 FEET TO THE **PLACE OF BEGINNING**; THENCE SOUTH 89 DEGREES 37 MINUTES 43 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1021.51 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 41 SECONDS EAST A DISTANCE OF 1642.09 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 43 SECONDS WEST A DISTANCE OF 1234.95 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 16 SECONDS WEST A DISTANCE OF 1027.03 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 44 SECONDS EAST A DISTANCE OF 212.22 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 613.66 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 43.537 ACRES, MORE OR LESS.

THIS PLOT IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY TITLED "SWARTZ CROSSING 97 ACRES" DATED JANUARY 23, 2017 PERFORMED BY TRENT E. NEWPORT WITH CROSSROAD ENGINEERS PC.



A handwritten signature in black ink, appearing to read "Trent E. Newport".

TRENT E. NEWPORT
INDIANA LAND SURVEYOR
NO. LS 29600021

PREPARED BY:



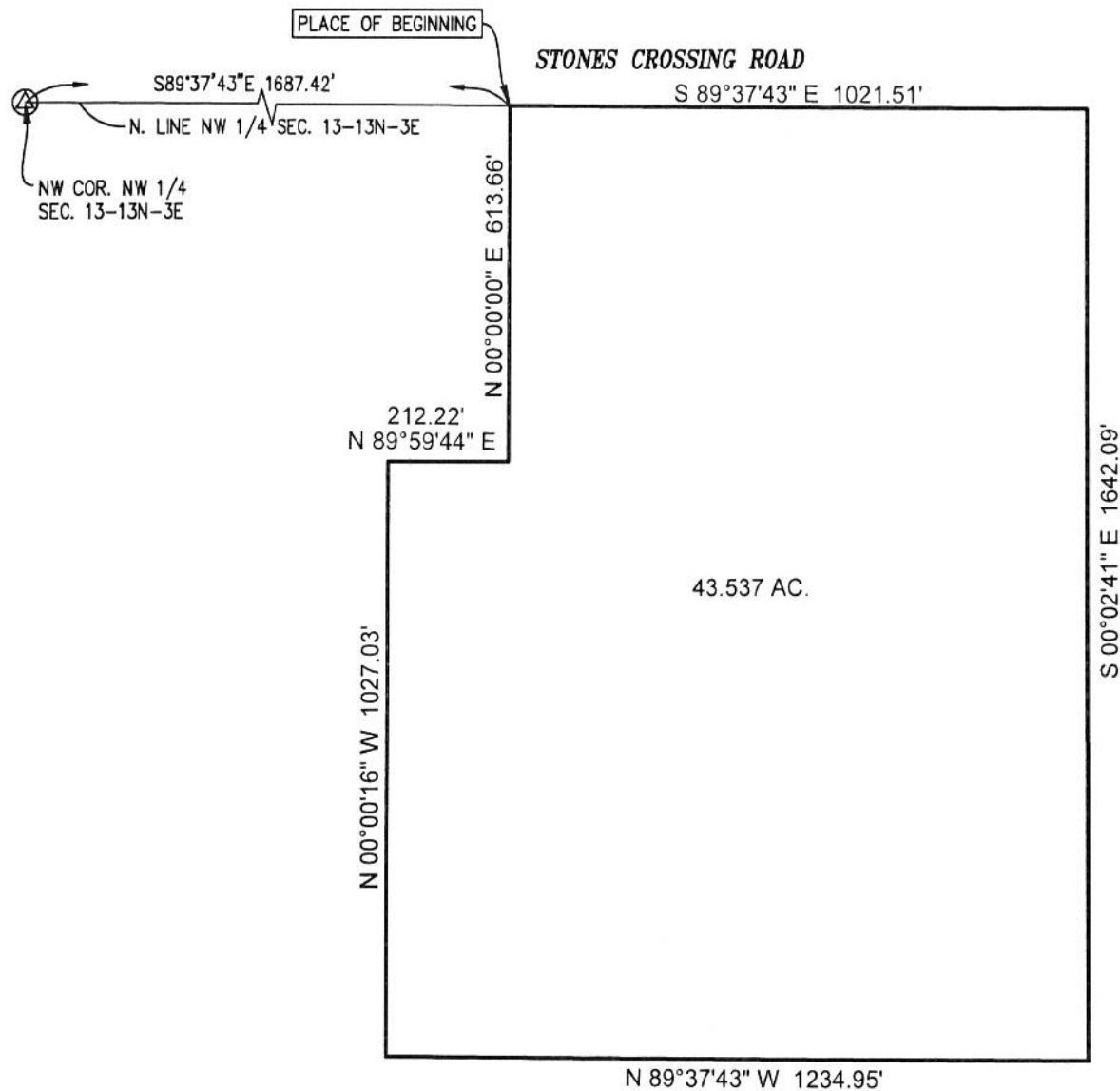
Transportation &
Development Consultants
3417 SHERMAN DR. BEECH GROVE, IN 46107 (317) 760-1555

COUNTY: JOHNSON
SECTION: 13
TOWNSHIP: 13 NORTH
RANGE: 3 EAST

EXHIBIT "B"

REZONE EXHIBIT

DRAWN BY : CJL 7-12-17
CHECKED BY : TEN
SCALE: 1" = 300'



THIS PLOT IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY TITLED
"SWARTZ CROSSING 97 ACRES" DATED JANUARY 23, 2017 PERFORMED
BY TRENT E. NEWPORT WITH CROSSROAD ENGINEERS PC.

Trent E. Newport
TRENT E. NEWPORT
REG. LAND SURVEYOR NO. 29600021
STATE OF INDIANA
DATE 7-12-17

PREPARED BY:



